

November 2003

Click on the desired View Agenda or View Speakers List
for detailed information.
(*The Speakers List is available at 3:30pm on the day of the meeting.)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p><i>Planning Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Government Center Parkway.</i></p> <p><i>All Planning Commission Meetings for the month of November will begin at 8:15 pm.</i></p>						1
2	3	4	5	6 Planning Commission Meeting View Agenda View Speakers List*	7	8
9	10	11 County Holiday	12 Planning Commission Meeting View Agenda View Speakers List*	13	14	15
16	17 Board of Supervisors Meeting	18	19 Planning Commission Meeting View Agenda View Speakers List*	20 Planning Commission Meeting View Agenda View Speakers List*	21	22
23	24	25	26 No Planning Commission Meeting	27 No Planning Commission Meeting County Holiday	28 County Holiday	29
30						

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, November 6, 2003

Posted: 6/27/03
Revised: 11/7/03

KEY P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

BRIEFING

<u>Topic</u>	<u>Staff</u>
Low Impact Development Techniques	Carl Bouchard, Director, Stormwater Planning Division, DPWES

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
FSA-L96-72-1	AT&T Wireless Services–6209 Rose Hill Drive	Approved
FS-L03-28	Omnipoint Communications (T-Mobile)–3900 San Leandro Pl.	Approved
FSA-67-2 (Mason)	AT&T Wireless Services—3407 Moray Lane	Approved
FS-M03-27	Omnipoint/T-Mobile USA–5515 Cherokee Avenue	Approved
FS-M03-30	Sprint PCS–6066 Leesburg Pike	Approved
FS-Y03-29	Omnipoint/T-Mobile USA–14685 Avion Parkway	Approved
FS-V03-31	Sprint PCS–8751 Richmond Highway	Approved

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE-2003-MV-021 (P/H on 10/23/03)	American Legion Post 162, Inc.	M. Godfrey	Recommend Approval

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Public Facilities Manual Amendments (Street lights and water regulations) (Wilson)		J. Leavitt	D/O to 11/20/03
Chesapeake Bay Ordinance (Maps adoption) (Alcorn)		J. Friedman	Recommend Approval

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ-2003-PR-026 & PCA-76-P-118	Elm Street Development	C. Belgin	P/H to 12/11/03
RZ/FDP-2003-LE-027	Pulte Home Corporation	L. Shulenberger	P/H to 11/20/03
Public Facilities Manual Amendments (DOT Infill items) (Moon)		J. Leavitt	P/H Deferred Indefinitely
RZ-2001-DR-038 & RZ-2001-DR-013 & SEA-97-D-038 (Deferred from 9/24/03)	Fairfax County Park Authority (Trustees of) Temple Rodef Shalom (Trustees of) Temple Rodef Shalom	M. Stanfield	P/H Deferred Indefinitely

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, November 6, 2003**

*Posted: 10/24/03
Finalized: 11/7/03*

<u>KEY</u> P/H – Public Hearing D/O – Decision Only
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8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

Mount Vernon

SE 2003-MV-021 - AMERICAN LEGION POST 162, INC. - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a public benefit association. Located at 8210 Legion Dr. on approx. 4.94 ac. of land zoned R-1. Tax Map 107-3 ((1)) 10 and 11A.

ITEMS SCHEDULED FOR PUBLIC HEARING

Countywide

PUBLIC FACILITIES MANUAL AMENDMENTS (STREET LIGHTS) - The proposed amendments are related to the provisions in the Public Facilities Manual dealing with streetlights (Chapter 7 of the PFM) and water and fire regulations (Chapter 9 of the PFM). The proposed amendments would become effective on December 9, 2003, at 12:01 a.m.

CHESAPEAKE BAY PRESERVATION AREA, CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE) MAP AMENDMENTS - The proposed amendments revise the Resource Protection Area boundaries on the adopted map of Chesapeake Bay Preservation Areas. There are no proposed amendments to the text of the Chesapeake Bay Preservation Ordinance.

**FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, November 6, 2003**

*Posted: 11/6/03
Finalized: 11/7/03*

<u>KEY</u> P/H – Public Hearing D/O – Decision Only
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DECISION ONLY: SE-2003-MV-021 – American Legion Post (P/H held on 10/23/03)

FEATURES SHOWN:

FSA-L96-72-1 – AT&T Wireless Services – 6209 Rose Hill Drive
FS-L03-28 – Omnipoint Communications (T-Mobile)–3900 San Leandro Pl.
FSA-67-2 (Mason) – AT&T Wireless Services – 3407 Moray Lane
FS-M03-27 – Omnipoint/T-Mobile USA – 5515 Cherokee Avenue
FS-M03-30 – Sprint PCS – 6066 Leesburg Pike
FS-Y03-29 – Omnipoint/T-Mobile USA – 14685 Avion Parkway
FS-V03-31 – Sprint PCS

BRIEFING:

Low Impact Development Techniques
Carl Bouchard, Director, Stormwater Planning Division, DPWES

PUBLIC HEARINGS:

PUBLIC FACILITIES MANUAL AMENDMENTS (STREET LIGHTS) (Wilson)

NO SPEAKERS

CHESAPEAKE BAY PRESERVATION AREA, CHAPTER 118 (CHESAPEAKE BAY
PRESERVATION ORDINANCE) MAP AMENDMENTS (Alcorn)

1. Michael Rolband
6285 Clifton Road
Clifton, VA 20124
2. Jim Wheeler
Address Unknown
McLean, VA

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, November 12, 2003

Posted: 6/26/03
Finalized: 12/11/03

KEY P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FDPA-86-S-071-4 (Sully) (Deferred from 6/26/03)	Trinity Centre Three LLC and Trinity Lake LLC	T. Swagler	Recommend Approval
Zoning Ordinance Amendments/Subdivision Ordinance Amendments (Fire Marshall fees) (Wilson)		D. Thomas	Recommend Approval
Zoning Ordinance Amendments (Editorial revisions) (Moon)		J. Reale	P/H to 3/3/04
FDPA-80-P-073-3-4	2941 Fairview, L.L.C.	F. Burnszynski	Approved
SE-2003-SP-012 & RZ-2003-SP-018 & FDP-2003-SP-018	Ivy Development, LC	T. Swagler	Recommend Approval Recommend Approval Approved
SEA-85-L-036-2 (Mason) (Deferred from 10/8/03)	Trustees of Word of Life Assembly of God Church	F. Burnszynski	Recommend Approval

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ-2003-BR-029	Atlantic Coast Homes	F. Burnszynski	P/H to 1/28/04
SEA-99-S-012 (Moved from 10/22/03)	The Country Club of Fairfax, Inc.	F. Burnszynski	P/H to 12/10/03

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, November 12, 2003

Posted: 10/29/03
Finalized: 11/13/03

<u>KEY</u> P/H – Public Hearing D/O – Decision Only

- 7:30 p.m.** The Planning Commission's **Policy and Procedures Committee** met in the Board Conference Room to discuss the Area Plans Review Citizens Guide.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None scheduled at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

Countywide

ZONING ORDINANCE AMENDMENT (FIRE MARSHALL FEES) – To amend Chapter 112 and Chapter 101 (the Subdivision Ordinance), as follows: Pursuant to authority granted by Sections 15.2-2286.A.6 and 15.2-2241.9 of the *Code of Virginia*, the proposed amendments increase the Fire Marshal review fees for site plans and subdivision plans from \$76 to \$96 per hour and change the timing of the fee payment from at the time of site plan or subdivision plan submission to prior to approval or within 120 days of submission, whichever comes first.

Mason District

SEA 85-L-036-2 - TRUSTEES OF WORD OF LIFE ASSEMBLY OF GOD CHURCH - Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 85-L-036 previously approved for a church with child care center and private school of general education to permit building additions and site modifications. Located at 5225 Backlick Rd. on approx. 12.43 ac. of land zoned R-3. Tax Map 71-4 ((1)) 40C.

Providence District

FDPA 80-P-073-3-4 - 2941 FAIRVIEW, L.L.C. - Appl. to amend the third final development plan for RZ 80-P-073 to permit site modifications. Located in the N.E. quadrant of the intersection of Arlington Blvd. and Fairview Park Dr. on approx. 13.78 ac. of land zoned PDC. Tax Map 49-4 ((1)) 74A.

Springfield District

RZ 2003-SP-018/FDP 2003-SP-018 - IVY DEVELOPMENT, L.C. - Appls. to rezone from R-1 to PDH-8 to permit residential development at a density of 5.48 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located in the N.E. quadrant of the intersection of Meadowbrook Dr. and Burke Rd. on approx. 2.19 ac. of land. Comp. Plan Rec: 5-8 du/ac. Tax Map 78-4 ((2)) 1 – 3 and Meadowbrook Dr. public right-of-way to be vacated and/or abandoned. (Concurrent with SE 2003-SP-012.) (Approval of this application may enable the vacation and/or abandonment of portions of the public right-of-way for Meadowbrook Dr. to proceed under Section 15.2-2272 (2) of the *Code of Virginia*.)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, November 12, 2003

Page 2

Springfield District (cont.)

SE 2003-SP-012 - IVY DEVELOPMENT, L.C. - Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located at 6068, 6076 and 6084 Meadowbrook Dr. on approx. 2.19 ac. of land zoned PDH-8. Tax Map 78-4 ((2)) 1 – 3 and Meadowbrook Dr. public right-of-way to be vacated and/or abandoned. (Concurrent with RZ/FDP 2003-SP-018.)

Sully District

FDPA 86-S-071-4 - TRINITY CENTRE THREE LLC AND TRINITY LAKE L.L.C. - Appl. to amend the final development plan for RZ 86-S-071 previously approved for mixed use development to permit building additions and site modifications with an overall Floor Area Ratio (FAR) of 0.48. Located on the N. side of Lee Hwy. within the interior of Trinity Pkwy. on approx. 36.43 ac. of land zoned PDC, HC, SC and WS. Comp. Plan Rec: Mixed use. Tax Map 54-3 ((21)) 1B, 1C, 1D, 8A1, 8A2, 9B and 13B2 and 54-4 ((15)) 12A.

**FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Wednesday, November 12, 2003**

*Posted: 11/12/03
Finalized: 11/13/03*

KEY P/H – Public Hearing D/O – Decision Only

DEFERRAL: ZONING ORDINANCE AMENDMENT (EDITORIAL REVISIONS) – P/H Deferred Indefinitely

PUBLIC HEARINGS:

ZONING ORDINANCE AMENDMENT (FIRE MARSHALL FEES) (Wilson)

NO SPEAKERS

SEA 85-L-036-2 - TRUSTEES OF WORD OF LIFE ASSEMBLY OF GOD CHURCH (Mason)

1. Casey Brill
6741 Andrews Terrace
Springfield, VA 22151

FDPA 80-P-073-3-4 - 2941 FAIRVIEW, L.L.C.

NO SPEAKERS

FDPA 86-S-071-4 - TRINITY CENTRE THREE LLC AND TRINITY LAKE L.L.C. (Sully)

NO SPEAKERS

RZ 2003-SP-018/FDP 2003-SP-018 - IVY DEVELOPMENT, L.C.
SE 2003-SP-012 - IVY DEVELOPMENT, L.C.

1. Andy Chavas
President, Cardinal Estates HOA
5832 Parakeet Drive
Burke, VA 22015

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, November 19, 2003

Posted: 6/13/03
Finalized: 11/20/03

<u>KEY</u> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-M03-4	Omnipoint Communications (T-Mobile) (3101 Hodge Place)		Approved
FS-P03-33	Omnipoint Communications (T-Mobile) (8130 Porter Road)		Approved

ITEMS SCHEDULED FOR DECISION ONLY

None scheduled.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ-2003-MV-023 FDP-2003-MV-023 (Moved from 12/4/03)	Centex Homes	C. Lewis	Recommend Approval Approved
PCA-84-L-083 (Deferred from 10/23/03)	Jimmie K. Walker & Margie L. Walker	C. Lewis	D/O to 11/20/03
RZ-2003-SU-024 (Deferred from 10/22/03)	MHI Rugby Road, LLC	T. Swagler	Recommend Approval

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP-2002-HM-043 & SE-2002-HM-046 & PCA-79-C-037-5 (Moved from 9/10/03)	L. Farnum Johnson Jr. and Jeffrey J. Fairfied Managing Co – Trustees of the Ruth C. Launders Marital Trust, David I. Meiselman and Winfred C. Meiselman, Trustees, and Meiselman Family LLC	W. Mayland	P/H to 2/18/04
RZ/FDP-2003-PR-009 (Moved from 10/15/03)	Uniwest Group, LLC	W. Mayland	P/H to 1/15/04

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, November 19, 2003

Posted: 10/29/03
Finalized: 11/21/03

KEY P/H – Public Hearing D/O – Decision Only

- 7:30 p.m.** The Planning Commission's **Policy and Procedures Committee** met in the Board Conference Room to receive an update on proposed stormwater procedures and to discuss proposed revisions to "Feature Shown" procedures.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None scheduled.

ITEMS SCHEDULED FOR PUBLIC HEARING

Lee District

PCA 84-L-083 - JIMMIE K. WALKER & MARGIE L. WALKER - Appl. to amend the proffers for RZ 84-L-083 previously approved for contractor's office and shop, warehousing and storage yards to permit site modifications and additional industrial uses with an overall Floor Area Ratio (FAR) of 0.24. Located on the E. side of Cinder Bed Rd., approx. 1,500 ft. N. of Hill Park Dr. on approx. 1.19 ac. of land zoned I-5. Comp. Plan Rec: Industrial. Tax Map 99-2 ((1)) 20.

Mt. Vernon District

RZ 2003-MV-023/FDP 2003-MV-023 - CENTEX HOMES -Appls. to rezone from C-8, R-2 and HC to PDH-8 and HC to permit residential development at a density of 6.22 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located in the S.W. quadrant of the intersection of Richmond Hwy. and Central Ave. on approx. 7.72 ac. of land. Comp. Plan Rec: 5-8 du/ac. Tax Map 101-4 ((6)) 1 – 5, 7B, 7C and 7D.

Sully District

RZ 2003-SU-024 - MHI RUGBY ROAD, LLC - Appl. to rezone from R-1, R-5 and WS to R-5 and WS to permit residential development at a density of 4.63 dwelling units per acre (du/ac). Located on the W. side of Rugby Rd., approx. 100 ft. S. of the Fairfax County Pkwy. on approx. 2.81 ac. of land. Comp. Plan Rec: 4-5 du/ac. Tax Map 45-2 ((2)) 17 and A.

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Wednesday, November 19, 2003

Posted: 11/19/03
Finalized: 11/20/03

KEY P/H – Public Hearing D/O – Decision Only

DEFERRAL: RZ 2003-PR-009/FDP 2003-PR-009 – UNIWEST GROUP, LLC – P/H to 1/15/04

FEATURES SHOWN: FS-M03-4 – Omnipoint Communications (T-Mobile) - 3101 Hodge Place
FS-P03-33 – Omnipoint Communications (T-Mobile) - 8130 Porter Road

PUBLIC HEARINGS:

PCA 84-L-083 – JIMMIE K. WALKER & MARGIE L. WALKER

NO SPEAKERS

RZ 2003-MV-023/FDP 2003-MV-023 - CENTEX HOMES

1. Mr. Jim Walton
Mt. Zephyr Civic Association
Safe Crossings campaign
4320 Jackson Place
Alexandria, VA 22309
703-780-9555

RZ 2003-SU-024 - MHI RUGBY ROAD, L.L.C.

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, November 20, 2003

Posted: 6/26/03
Finalized: 11/21/03

<u>KEY</u> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ADMINISTRATIVE ITEMS

Item	PC Action
Administrative Review Process for 2232 "Feature Shown" Applications	Approved

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
Public Facilities Manual Amendments (Street lights and water regulations) (Wilson) (P/H on 11/6/03)		J. Leavitt	D/O to 12/3/03
PCA-84-L-083 (P/H on 11/19/03)	Jimmie K. Walker & Margie L. Walker	C. Lewis	Recommend Approval

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
SEA-94-D-002 & 2232-D03-9	Fairfax Co. Redev. & Housing Auth.	L. Shulenberg	P/H to 12/4/03
RZ/FDP-2003-LE-027 (Moved from 11/6/03)	Pulte Home Corporation	L. Shulenberg	D/O to 12/10/03
RZ-2002-PR-038 (Moved from 7/23/03)	Clover Tysons Limited Partnership	C. Belgin	P/H to 12/10/03
PCA-81-D-045-4 & SEA-82-D-038-4	Greensboro Center Ltd. Part.	C. Belgin	P/H to 12/10/03

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

Application	Applicant	Staff	PC Action
SEA-99-V-018 (CRD) (Moved from 9/25/03)	Alexandria Hotel Associates, LC	C. Lewis	P/H to 10/16/03
SE-01-MV-005 (Moved from 10/9/03)	William A. Kinder	M. Godfrey	P/H to 2/19/04
SE-2003-DR-022	Chesterbrook Residences, Inc.	C. Belgin	P/H to 12/10/03

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, November 20, 2003

Posted: 10/29/03
Finalized: 11/21/03

KEY P/H – Public Hearing D/O – Decision Only

- 7:30 p.m.** The Planning Commission's **Transportation Committee** met in the Board Conference Room to discuss Infill Study Recommendations related to sidewalks.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

Lee District

PCA 84-L-083 - JIMMIE K. WALKER & MARGIE L. WALKER - Appl. to amend the proffers for RZ 84-L-083 previously approved for contractor's office and shop, warehousing and storage yards to permit site modifications and additional industrial uses with an overall Floor Area Ratio (FAR) of 0.24. Located on the E. side of Cinder Bed Rd., approx. 1,500 ft. N. of Hill Park Dr. on approx. 1.19 ac. of land zoned I-5. Comp. Plan Rec: Industrial. Tax Map 99-2 ((1)) 20.

ITEMS SCHEDULED FOR PUBLIC HEARING

Lee District

RZ 2003-LE-027/FDP 2003-LE-027 - PULTE HOME CORPORATION - Appls. to rezone from C-5 and R-1 to PDH-4 to permit residential development at a density of 3.77 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located in the S.W. quadrant of the intersection of Beulah St. and Windsor Ave. on approx. 9.01 ac. of land. Comp. Plan Rec: 1-2 du/ac with option for 3-4 du/ac. Tax Map 91-3 ((1)) 2 – 6 and 91-3 ((3)) 30.

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, November 20, 2003

Posted: 11/20/03
Finalized 11/21/03

KEY P/H – Public Hearing D/O – Decision Only

DECISION: PCA 84-L-083 – JIMMIE K. WALKER & MARGIE L. WALKER - (P/H held on 11/19/03)

DEFERRALS: SE 2003-DR-022 - CHESTERBROOK RESIDENCES, INC. - P/H to 12/10/03
RZ 2002-PR-038 - CLOVER TYSONS LIMITED PARTNERSHIP - P/H to 12/10/03
PCA 81-D-045-4 - GREENSBORO CENTER LIMITED PARTNERSHIP - " " "
SEA 82-D-038-4 - GREENSBORO CENTER LIMITED PARTNERSHIP - " " "
SEA 94-D-002 - FAIRFAX CO. REDEV. AND HOUSING AUTHORITY - P/H to 12/4/03
2232-D03-9 - FAIRFAX CO. REDEV. AND HOUSING AUTHORITY - " " " "
PUBLIC FACILITIES MANUAL AMENDMENTS (STREET LIGHTS) - D/O to 12/3/03

ADMINISTRATIVE: Approval of Administrative Review Process for 2232 "Feature Shown" Applications

PUBLIC HEARINGS:

RZ 2003-LE-027/FDP 2003-LE-027 - PULTE HOME

1. Mark Vastola
6319 Windsor Avenue
Alexandria, VA 22315
2. Stephen Hoffman
6564 Windham Avenue
Alexandria, VA 22315
3. John Curry
7126 Judith Avenue
Alexandria, VA 22315-3412